Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0209
New Inn Farm, West End Lane, Henfield, West Sussex, BN5 9RF

DESCRIPTION:

Application for Approval of Details Reserved by Condition Biodiversity Net Gain to approved application DC/24/1369

RELEVANT PLANNING HISTORY:

DC/24/1369	Change of Use of land for equestrian facilities to include an outdoor arena, horse walker and lunge pen.	Application Permitted on 11.03.2025

PLANNING ASSESSMENT

Planning Application DC/24/1369 was granted consent on 11.03.2025. This permission was for the following:

Change of Use of land for equestrian facilities to include an outdoor arena, horse walker and lunge pen.

Consent is sought to discharge the Biodiversity net gain plan in accordance to the mandatory requirements of Section 13 of Schedule 7A of the Town and Country Planning Act 1990:

Section 13 Part 2 of Schedule 7A Environment act 2021 (Biodiversity net gain plan required)

13(1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15).

This relates to the condition of a Biodiversity net gain plan being required for planning permissions not falling within an exemption.

The applicant has submitted a Biodiversity Net Gain Plan.

Section 14 Part 2 of Schedule 7A Environment act 2021 (Requirements of a Biodiversity gain plan)

14(1) For the purposes of paragraph 13(2)(a), a biodiversity gain plan is a plan which—

(a) relates to development for which planning permission is granted, and
(b) specifies the matters referred to in sub-paragraph (2).

(2) The matters are-

(a) information about the steps taken or to be taken to minimise the adverse effect of the

(b) development on the biodiversity of the onsite habitat and any other habitat,
(c) the pre-development biodiversity value of the onsite habitat
(d) the post-development biodiversity value of the onsite habitat,
(e) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
(f) any biodiversity credits purchased for the development, and such other matters as the Secretary of State may by regulations specify.

Planning permission DC/24/1369 was granted for the change of use of land for equestrian facilities to include an outdoor arena, horse walker and lunge pen. In accordance with Section 13 of Schedule 7A of the Town and Country Planning Act 1990, as amended by the Environment Act 2021, a Biodiversity Gain Plan is required prior to commencement of development.

The applicant has submitted a Biodiversity Gain Plan with Map and accompanying Defra Statutory Biodiversity Metric, which provides a detailed assessment of the pre- and post-development biodiversity value of the site. The metric confirms a pre-development baseline of 0.71 area habitat units and 0.16 hedgerow units, and a post-development value of 0.83 area habitat units and 0.20 hedgerow units. This represents a net gain of 16.33% in area habitat units and 25.52% in hedgerow units, thereby exceeding the statutory 10% biodiversity net gain requirement.

The submitted strategy includes:

- Enhancement of modified grassland to achieve good condition other neutral grassland, through cutting, overseeding, and invasive species control.
- Creation of a new native species-rich hedgerow, managed to achieve moderate condition.

These enhancements are integral to the scheme, are secured on-site, and will be maintained for a minimum of 30 years in line with statutory BNG requirements. No off-site biodiversity units or statutory credits are required. The metric and associated information demonstrate that the proposals will deliver measurable net gains for biodiversity in accordance with the Environment Act 2021.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/25/0209
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Gain Plan		03.07.2025
Plans	Map 1 - Onsite Haibtats (Existing)		03.07.2025
Plans	Map 2 - Onsite Habitats Proposed		03.07.2025
Supporting Docs	Condition sheet: HEDGEROW Habitat Types		03.07.2025

Supporting Docs	Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		03.07.2025
Supporting Docs	BNG Metric Calculation		03.07.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 26.08.2025

Authorising Officer sign/initial Tamara Dale Date: 28.08.2025